

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
May 24, 2012

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**WORK SESSION**

***Present:** Chairman Michael Nilson, Commissioners Brett Anderson, Rick Draper, and Kris Kaufman, and Alternate Commissioner Mack McDonald, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Commissioners Brigham Mellor, Bob Murri, and Michael Wagstaff and Alternate Commissioner Brad Dutson were excused.*

**Chairman Nilson** began the work session at 6:30 p.m. and led the discussion of agenda items.

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**REGULAR SESSION**

***Present:** Chairman Michael Nilson, Commissioners Brett Anderson, Rick Draper, and Kris Kaufman, and Alternate Commissioner Mack McDonald, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Commissioners Brigham Mellor, Bob Murri, and Michael Wagstaff and Alternate Commissioner Brad Dutson were excused.*

**Chairman Nilson** began the meeting at 7:05 p.m. and offered the opening prayer.

**#1 – Minutes of the May 10, 2012 Meeting**

***Motion:***

**Rick Draper** made a motion to approve the minutes of the May 10, 2012 Planning Commission Meeting with minor amendments made during the work session. The motion was seconded by **Brett Anderson** and approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

**#2 – City Council Report**

**Christy Alexander** reported that the City Council did not approve zoning changes regarding smoke shops and decided to follow the Utah State Code which will begin on July 1, 2012—a temporary moratorium will be in effect until then. **David Petersen** reported that he discussed the City's Yield Plan with the City Council and will discuss it with the Commission in the near future.

**SUBDIVISION APPLICATION**

**#3 – The Haws Companies – (Public Hearing) – Applicant is requesting a recommendation for Minor Plat approval and a Plat Amendment for Park Lane Commons Parcel E encompassing 21.174 acres and consisting of 2 parcels located at approximately Station Parkway and Grand Avenue in an A zone. (S-5-12)**

**Christy Alexander** explained that the applicant would like to subdivide Parcel E in the Park Lane Commons Plat and create Parcels E & H. Parcel E will then consist of 9.99 acres, and Parcel H will consist of 10.25 acres.

***Public Hearing:***

**Chairman Nilson** opened the Public Hearing at 7:10 p.m.

**Lyndon Evans**, 2271 Bench Lago Road, Grace, Idaho, owns property adjacent to these parcels and informed the Commission that he is prepared to file a claim against Farmington City if the subdivision is detrimental, or results in a road that is detrimental, to his property.

**Scott Harwood**, 33 South Shadow Breeze Road, Kaysville, representing Daufuskie Investments, said they are not proposing a road or utilities at this time but only a simple subdivision.

The Public Hearing was closed at 7:12 p.m.

***Motion:***

**Kris Kaufman** made a motion to recommend that the City Council amend the Park Lane Commons Plat and approve the minor subdivision of Parcel E as requested, subject to all applicable codes, development standards and ordinances, and with the following conditions:

1. The new property lines created by the subdivision of the property shall not dictate the placement of any future roadways;
2. The applicant will work with the City's Development Review Committee to address and comply with any outstanding issues related to the minor subdivision and plat amendment—including, but not limited to—engineering, storm water, sewer, culinary and secondary water and public works.

The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

***Findings for Approval:***

1. The proposed subdivision meets all the requirements for approval of a plat amendment and a minor subdivision.

**ZONING ORDINANCE TEXT CHANGES**

**#4 – Craig Holmes – (Public Hearing) – Applicant is requesting a recommendation of approval for an amendment to the Zoning Ordinance allowing small neighborhood U-haul dealerships as a conditional use in the BR zone. (ZT-4-12)**

**Christy Alexander** explained that the applicant requested a conditional use permit to operate a U-Haul Dealership at his business on 97 N. Main Street; however, this specific use is not listed as a conditional use. Staff suggested that the applicant apply for a zone text change to allow for this use. She reported that the applicant had to leave town for a family emergency, and he asked the Commission to continue the request until the next meeting to allow him to be present.

***Motion:***

**Mack McDonald** made a motion to continue the public hearing for a zone text amendment until the next Planning Commission meeting. **Rick Draper** seconded the motion which was approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

**# 5 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for various amendments to the Zoning Ordinance. (ZT-5-12)**

**David Petersen** said staff is proposing the following amendments to the Zoning Ordinance regarding: (1) “sheep” and “goats” to be removed from 11-29-103(4)(b); (2) reference to Chapter 4 in Section 11-34-050 changed to Chapter 6; and (3) open storage in residential zones (11-28-160).

The Commission agreed with the first two amendments, but several issues were raised concerning open storage in residential zones. Staff would like to strike the word “required” from 11-28-160, and there was discussion regarding abandoned vehicles, the storage of equipment, piles of junk, visibility from the street or from neighbors, corner lots, and fencing or other privacy screens.

***Public Hearing:***

The Public Hearing was opened at 7:35 p.m. There were no public comments, and it was closed.

***Motion:***

**Brett Anderson** made a motion to recommend approval of proposed amendments to the Zoning Ordinance as set forth in the May 24, 2012 staff report, #1 and #2. Additional research and text improvement is necessary for #3. The motion was seconded by **Kris Kaufman** and approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

***Findings:***

1. Places all Class B animals under the same standards and does not mix this classification with Class A animals.
2. Resolves an error by providing the correct reference to a chapter found elsewhere in the municipal code.

**Motion to amend the Agenda:**

**Rick Draper** made a motion to amend the agenda by discussing Item #7 prior to Item #6. The motion was seconded by **Brett Anderson** and approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

**SIGN ORDINANCE TEXT CHANGES**

**#7 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for various amendments to the Sign Ordinance. (ZT-6-12)**

**David Petersen** explained that a number of issues have arisen which warrant a revision of the language in the sign ordinance. He reviewed the proposed revisions as contained in the staff report.

***Public Hearing:***

The Public Hearing was opened at 7:45 p.m.

**Jared Johnson**, Vice President of YESCO, 1605 S. Gramercy, Salt Lake City, said he attended the previous meeting regarding digital signage. He requested that changes regarding animated sign be postponed until the issue can be reviewed by a committee of City staff, City officials, and representatives from various sign companies. The definition as proposed has some problems that they would like to address.

The Public Hearing was closed at 7:48 p.m., and there was discussion regarding the definition of inflatable advertising devices.

***Motion:***

**Kris Kaufman** made a motion to recommend approval of the following amendments to the Farmington City Sign Ordinance (Title 15): 15-4-109 (6), 15-4-109 (7), and 15-2-110 (8). Proposed amendments 15-1-104 (47) and 15-1-104 (3) were tabled. The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

**#6 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for an amendment to the zoning ordinance addressing check cashing establishments. (ZT-5-12)**

**Christy Alexander** said staff has received several calls regarding this issue, and they would like to obtain input from the Commission.

***Public Hearing:***

The Public Hearing was opened at 7:53 p.m. There were no public comments, and it was closed. **Chairman Nilson** advised the Commission to use prudence and wisdom in making a decision because this type of business may benefit certain people. There was discussion of whether or not to allow these businesses in certain zones, limiting the number of businesses, using population, zoning and distance as guidelines, or banning them altogether.

***Motion:***

**Kris Kaufman** made a motion to table the proposed amendment to the Zoning Ordinance until further review. The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

**OTHER BUSINESS**

**David Petersen** asked that two Commissioners be appointed to serve on a committee with staff and two City Council Members to discuss electronic signs. **Mack McDonald** and **Bob Murri** were appointed. **Mr. Petersen** informed the Commission that he spoke with **Jodi Hoffman**, legal counsel for the Utah League of Cities & Towns, who said that cities should be able to determine whether or not to prohibit electronic signs that it was a local decision. He gave each Commissioner a copy of the April 2008 Zoning Practice publication which included an article titled “Looking Ahead: Regulating Digital Signs and Billboards” and requested that they read the article.

**ADJOURNMENT**

***Motion:***

At 8:35 p.m. **Rick Draper** motioned to adjourn the meeting which was approved by Commissioners **Anderson, Draper, Kaufman** and **Nilson**, and Alternate Commissioner **McDonald**.

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**Michael Nilson, Chairman**  
**Farmington City Planning Commission**